

FOURTH ESSAY.

John Burns, Secy

NEW BRUNSWICK,

AS A HOME FOR EMIGRANTS:

WITH THE BEST MEANS OF PROMOTING IMMIGRATION,

AND DEVELOPING THE RESOURCES OF THE PROVINCE.

BY

WILLIAM TILL, Jun.



SAINT JOHN, N. B.

PRINTED BY BARNES AND COMPANY,

PRINCE WILLIAM STREET.

1860.

The EDITH *and* LORNE PIERCE
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Queen's University at Kingston

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Chas. Burns. for

P R E F A C E .

May

In December last, the President and Directors of the *Saint John Mechanics' Institute* proposed two prizes of Fifteen Guineas and Ten Guineas, respectively, for the best Essays upon the subject :

"New Brunswick as a Home for Emigrants : with the best means of promoting Immigration, and developing the resources of the Province."

The Essays were to be delivered on or before the first day of March last ; and no less than eighteen were sent in as competitors for the prizes.

It was determined that a committee of three gentlemen, unconnected with the management of the Institute, should be appointed to act as examiners of these Essays, and judges of their merits. William Wright, Esq., LL. D., Advocate General, the Hon. John W. Weldon, and the Rev. William Scovil, A. M., accepted the Board's invitation to act as such Committee. On the 19th April they submitted their report, in which they speak in flattering terms of all the Essays, and recommend that three of them, besides the two to which they had awarded the prizes, should be published. The following is the Fourth Essay.

Being convinced of the necessity of diffusing as widely as possible the valuable information contained in these Essays, the Directors of the Institute communicated with the Provincial Government, upon the subject of their publication and distribution throughout the Provinces and in the United Kingdom. In the most liberal manner, the Government assumed the cost of printing several

PREFACE.

thousand copies of each of the five Essays, on the sole condition that a certain number should be placed at the disposal of the Executive Council; and they are now published under that arrangement.

The President and Directors of the Institute beg to express their sincere thanks to the gentlemen who undertook so readily, and discharged so faithfully, the laborious task of examining the Essays, and their entire satisfaction with the course adopted by the Government, in aiding and encouraging the Institute's effort to make our country and its resources more widely known and more fully appreciated.

They sincerely trust that their endeavours to effect this desirable object may not be unproductive of good results.

Saint John, June, 1860.

C. Burns, Jr.

NEW BRUNSWICK AS A HOME FOR EMIGRANTS:

WITH THE BEST MEANS OF PROMOTING IMMIGRATION, AND
DEVELOPING THE RESOURCES OF THE PROVINCE.

Emigration may be said to be almost coeval with the history of the human race. We read of it in the Patriarchal ages, when men began to multiply upon the face of the earth. This necessity of our nature has kept pace with the wants, desires and ambition of mankind through succeeding centuries, down to the present period. It is true that its progress has been accelerated or retarded by circumstances, but it has never wholly ceased, even for a single generation.

In more modern times the stream has been setting from the East to the West with remarkable rapidity, and within the past half century it has far exceeded that of any previous epoch.

Owing to the want of those facilities by the ancient voyagers known in our day, the course of emigration was slow and tedious. The more enlightened nations bordering on the shores of the Mediterranean, were the pioneers in spreading the seeds of civilization in the West, but down to the time of Herodotus the Greeks were wholly unacquainted with the chief part of Europe. At that period, they had become acquainted with a considerable portion of the Persian empire, in Asia; and in Africa, they had sailed down the Nile into the interior of Egypt; but to the West and North their knowledge did not extend much beyond the Pillars of Hercules. The ambition of Cæsar made the Romans acquainted with the Northern shores of Gaul and with Britain, and it was the boast of this conqueror that he had been not only the invader but the discoverer of this remote Island, situated at the extremity of the world!

The ancients had a very incorrect idea of the earth's surface, and several centuries rolled away before any attempts

were made to cross the wide domain of waters which separates Europe from America. At length, in the 13th century, the overland journey of Marco Polo to India, and the information he thus obtained of a practicable route to that country by water, followed by the discovery of the Mariners' Compass, and the revival of letters, infused new life and ambition into the more enlightened minds of the people of Southern Europe; and in the succeeding century new enterprises were projected, with the view of extending nautical discoveries. When the mariner found that by the aid of the compass he could conduct his vessel with unerring certainty—in fair or foul weather—by day or by night—the fears he formerly experienced gradually disappeared; and relying upon this new guide, he no longer timidly crept along the most frequented coasts, but boldly directed his course into open and unknown seas. The discovery of the Cape of Good Hope by Bartholomew Diaz, in the year 1486, settled the question of reaching India by water. About this time, Christopher Columbus, animated with the spirit of other discoverers, conceived the idea of reaching the East Indies by a shorter route. He thought that by sailing to the West, he would reach that fabled land of gold and precious commodities, in a more direct and speedy manner. Accordingly in the year 1492, Columbus set sail, with three small vessels, and after a weary passage, which quite exhausted the patience of his sailors, he had the satisfaction of landing upon an Island, now known as San Salvador, one of the Bahama Islands, which he imagined belonged to the country he was in quest of. Previous to this bold enterprise, America was unknown to Europeans, with the exception of Greenland, which was discovered by a Norwegian navigator near the close of the tenth century. Five years after the discovery of Columbus, an expedition was fitted out by Henry VII., under the direction of John Cabot, who discovered the Labrador coast, and is said to have visited Prince Edward Island, which he named St. John, and landed upon the Eastern shores of this and the adjoining Colonies. England therefore claimed the Northern part of this continent by the right of discovery.

It is unnecessary for our present purpose to trace the various events which have since taken place in the colonization of North America, eventually resulting in the pre-

ponderance of the Anglo-Saxon race. Our object is, to treat of "*New Brunswick as a Home for Emigrants; and the best means of promoting Immigration, and developing the Resources of the Province.*"

This valuable appendage of the British Crown may date its political history from the year 1783, when the first important permanent settlement was made, at the close of the American Revolutionary war. So great was the impetus given by that determined band of pioneers to this then wilderness country, that in the following year, New Brunswick (which had previously been included as a part of Nova Scotia) was constituted a separate Province. Thus a century has not elapsed since the first regular settlement was made on our shores by British subjects; and the widely different aspect which is now presented, not only throughout the country, but on the site of their landing, affords a remarkable example of the rapid growth of a people, when blessed with vigorous bodies and a determined spirit. Here, where we now sit, surrounded by all that adorns and embellishes life, the rude, untutored native reposed in security—his only antagonists being the savage beasts of prey. He bathed his agile limbs in the clear waters which lave our shores, and his light canoe skimmed over their surface. Here, under the same orbs which now shine upon us, the Indian lover wooed his dusky mate, and their orisons were poured forth to the Great Spirit. They knew not the God of Revelation, but the God of Nature was ever present to their minds.

All is now changed. Across the expanse of waters came a fearless band of men, carrying the flag of their country, and bringing with them the seeds of life and death—the former were sown for us—the latter grew up in the path of the simple native. The Indian of lion strength and noble bearing—the hero of the pathetic tale—is gone! His springs are dried up, and his arrows broken. His hunting and fishing grounds have been invaded, and instead of the gloomy forest and the bark canoe of former days, the present generation witness substantial and elegant edifices, reared on the spot of his conflicts and triumphs—designed by the lights of science, and projected by the hand of industry; stored not only with the productions of Manchester, Birmingham, Leeds, Belfast, and various other manufactur-

ing marts in the Parent Country, but with French gewgaws and tropical luxuries: while on our waters ride vessels of every description, engaged in commerce with the various quarters of the globe—some of which, of our own construction, have carried the name and the fame of our rising Province to the most distant parts of the earth.

The beneficial changes which have taken place in this vicinity, have also been witnessed to a considerable extent throughout the country; and, in many parts of it, where primeval nature reigned in all her majestic solitude, fertile fields and luxuriant crops give convincing proof of the active hand of man. Still, much remains to be done in order fully to develop the latent resources of the land in which we live; and this brings us to consider, in the first place, "*New Brunswick as a Home for Emigrants.*"

In taking a retrospective glance at what has already been accomplished in the settlement of the Province and the development of its capabilities, we may be encouraged for the future. The increase in the population has rapidly gone on, under every form of administration and variety of circumstance, since its original colonization by Europeans and their descendants, until the present time. From the first great impulse given to its settlement in 1783, when about five thousand Loyalists landed upon its shores, down to our own day, the public records shew a remarkable increase in population and wealth. In the census taken in 1824, the total number of inhabitants in New Brunswick was set down as amounting to 74,176 souls; in 1834, to 119,457—being an increase of upwards of 45,000 in ten years. From 1834 to 1840, a period of six years, the increase was over 34,000, the number in the latter years being 154,000; while in 1851 (the last census taken), the population amounted to 193,800—an increase of nearly 40,000 in eleven years.

With the increase of population, trade and commerce have expanded, and new sources of industry and enterprise have been developed. In 1851, the number of Saw Mills in the Province amounted to 584, employing 4,300 persons. There were also in operation 261 Grist Mills; 125 Tanneries; 11 Foundries; 5,475 hand looms, manufacturing 622,237 yards of cloth; 8 Breweries, producing over 100,000 gallons of malt liquor; besides various other factories and manufacturing establishments.

The number of acres of land then cleared in the Province was 643,954, being 217,343 more than in 1840. This quantity of land produced

225,093	tons of Hay
206,635	bushels of Wheat,
74,300	" Barley,
1,411,164	" Oats,
689,000	" Buckwheat,
62,225	" Indian Corn,
42,663	" Peas and Beans,
539,803	" Turnips,
2,792,394	" Potatoes, and
47,880	" Other Roots.

It also supported 106,263 neat cattle; 50,955 cows, from which 3,050,939 lbs. of butter were made; besides 22,044 horses, 168,000 sheep, and 47,932 swine. The increase in stock during these eleven years was very considerable in all descriptions except swine, the number of which had decreased from 70,765 in 1840, to 47,932 in 1851. This falling off in the raising of pork may be attributed to the failure of the potato crop, owing to the disease which appeared in this esculent in 1845, and extended over Europe and America. These returns are sufficient to convince the most skeptical of the agricultural resources of the Province, and its adaptability for the raising of live stock.

The improvements thus commenced have steadily proceeded, although we are without official information to shew the actual increase in the population, in live stock, or in the quantity of additional land cleared since 1851, but that it has been very considerable there are numerous witnesses to be found on every side. There is no surer evidence of the advancement or retrogression of a country than is presented in its trade returns, and comparing them with various periods of its history. If we take the year 1851, and compare the Custom House returns of that year with those of 1858, (which was an unfavourable one in the commercial world), we find a marked expansion in the commerce of the country. Of the principal products of our forests, there were exported in these years the following quantities:—

1851.		1858.	
Timber,	168,062 tons.	Timber,	85,546 tons.
Deals,	179,810,000 feet.	Deals,	208,785,000 feet.

1851.	1858.
Boards, Scantling, and Plank, 21,006,000 feet.	Boards, Scantling, and Plank, 27,638,000 feet.
Sawed Laths, 4,652,000	Sawed Laths, 29,903,000
Shooks, in No., 29,480	Shooks, in No., 123,747
Masts & Spars, in No., 7,831	Masts & Spars, in No., 6,452
Shingles, 30,636,000	Shingles, 49,180,000

In addition to the above, large quantities of other products of the forest were exported, but those enumerated are sufficient to shew a steady increase in the articles requiring skilled labour and improved machinery.

The construction of vessels is another important branch of industry in New Brunswick, but (like our lumber market), it is greatly affected by the demand in the parent country. In seasons of prosperity, when trade is brisk and shipping in request, the greatest activity is manifested in this department of colonial enterprize. In the year 1851, the number of vessels constructed in the Province amounted to 87, with an aggregate of 34,350 tons. In 1858, the number built and launched amounted to 75, comprising 26,263 tons. There were also on the stocks building, at the close of the latter year, 75 vessels, measuring about 42,155 tons. The excellent materials of which our vessels generally are constructed, and the science and fidelity displayed in their proportions and workmanship, have obtained for them a high character abroad; and in the performance of distant voyages, they have frequently exceeded the clipper ships built in the United States; while for preserving their cargoes, they are justly celebrated: consequently, the number of vessels built under contract in our ports, and sold in Great Britain, has been increasing for some years past.

The fisheries also form a sure and lucrative branch of trade in New Brunswick, the prosecution of which is naturally attracting greater attention. No country in the world is more favorably situated for prosecuting this business; and throughout all time, as long as fish inhabit the sea and mankind the land, it can never fail to be followed with success. The waters of the Bay of Fundy and those of the Gulf of Saint Lawrence wash the shores of our Province along its southern and eastern fronts, throughout their whole extent; while numerous estuaries, harbours and rivers, connecting with the ocean along this extensive line of coast, abound with fish of the finest qualities for food.

In the very able Fishery Reports of M. H. Perley, Esq., the various descriptions of fish which frequent our shores are minutely described, as well as the time of their approach, their habits, and the best method of taking them; the most valuable for commerce being salmon, shad, cod, pollock, hake, halibut, mackerel, herring, etc., while the numerous streams and lakes which abound in the interior are filled with a variety of the most delicious pan-fish. During the fishing season, the fishermen along the coasts and in the rivers, and the anglers in the brooks and lakes, have only to cast their nets and lines in order to secure a large catch to reward their toil or gratify their sport. Of the various kinds of shell-fish to be found along our coasts, the oyster and the lobster are the most worthy of being mentioned; the former are raked at all seasons on the eastern shores of this Province, and along the coasts of Prince Edward Island, and from their large size and delicious flavour, they are highly esteemed. In the summer season, lobsters are caught in large quantities, by all who take the trouble to prepare the simple apparatus necessary for their capture. Thus, the varieties of fish most necessary for the support of man are to be obtained in great abundance in our markets. That the value of the deep-sea fisheries is yearly becoming better understood, and greater diligence manifested in their prosecution, may be inferred from the fact, that in 1851 the value of fish exported from New Brunswick, amounted in sterling money to £38,971, and in 1858 to £51,064.

Notwithstanding that the development of the resources of New Brunswick has steadily increased, Emigration to its shores has gradually declined, within the past few years, until it has now nearly ceased. This unfavorable circumstance may be attributed to several causes. The valuable gold discoveries along the Pacific shores of this continent and Australia, have recently attracted the attention of intending emigrants, as affording prospects for a very speedy realization of their ardent hopes—competency and independence. New Zealand, also, is becoming known as a field for emigration, owing to its salubrious climate, and the fertility of its soil. Thus the surplus population of the Mother Country no longer confine their aspirations to the Atlantic

shores of America, but base their hopes of success wherever the prospects appear most inviting.

It is true, that favorably situated as New Brunswick is, there should be no obstacles to materially retard its full development. Placed in a commanding position on the eastern portion of the American Continent,—connecting with Nova Scotia by a narrow isthmus on its south-eastern extremity, with Lower Canada on the north-west, and with the United States on the west and south-west,—it holds a position for trade and commerce which can never be abnegated. But if its geographical situation had not been so prominently marked and well defined, as regards its connection with the people who inhabit other portions of North America, its natural resources would always render it a thriving, and, consequently, an important country. Fertility of soil, and healthfulness of climate, are the great objects to be considered by intending settlers to any land, as without these two paramount advantages, every effort of man will be in vain. In these respects New Brunswick is most fortunate; situated in the north temperate zone, between the parallels of 45 and 48 degrees of latitude, it possesses a most healthy, though rather rugged climate, and offers great inducements for successfully cultivating the soil, while its numerous ports and harbours afford every facility for shipping its products to the best markets. Although not a mountainous country, it presents in many parts elevated ranges of the finest land, and in others, large tracts of intervale, which produce luxuriant crops of grass with little care or preparation in these rich alluvial deposits. The opinions expressed by scientific men who have visited New Brunswick have been so highly eulogistic, that many might be inclined to call in question the veracity of their statements. Professor Johnston, who travelled through a very considerable portion of it in 1849, in his Report to the Government, gives a most glowing description of its general features, and its adaptation to sustain a numerous population. He commenced his researches by viewing New Brunswick geologically, and classed the variety and productiveness of its soils under five different heads, according to their adaptability for culture; but as the geology of the Province is even as yet very imperfectly known, his calculations will only give us an approximation

to the true state of its geological formation. He estimated that the best, or No. 1 soil, which consists of intervalles and marsh land, will produce $2\frac{1}{2}$ tons of hay, equivalent to 50 bushels of oats, per acre; No. 2, two tons of hay, or 40 bushels of oats, per acre; No. 3, $1\frac{1}{2}$ tons of hay or 30 bushels of oats, per acre; No. 4, one ton of hay, or 20 bushels of oats, per acre; while No. 5, in its present condition, appears incapable of cultivation.

In the course of his enquiries, Professor J. collected statistics from the various Counties, shewing the quantities of various kinds of produce to the acre raised throughout the Province. Taking the highest and lowest quantities, he arrived at the conclusion that the general average per Imperial acre, amounted as follows:—

<i>Per Acre.</i>		<i>Weight per bushel.</i>
Wheat,	20 bushels.	60 11-13lbs.
Barley,	29 “	50 “
Oats,	34 “	38 “
Buckwheat,	$33\frac{3}{4}$ “	48 8-11 “
Rye,	$20\frac{1}{3}$ “	$52\frac{1}{2}$ “
Indian Corn,	$41\frac{3}{4}$ “	$59\frac{1}{2}$ “
Potatoes,	$226\frac{1}{3}$ “	63 “
Turnips,	456 “	66 “

Professor Johnston then draws comparisons between the productiveness of New Brunswick and that of the rich agricultural sections of the Western part of the State of New York and of Canada West, which are greatly in favour of this Province. It must be admitted, however, that the cultivation of wheat, rye, and some other descriptions of grain enumerated by him, is in a state of infancy in this country, and it would be unfair to draw general deductions from sources so comparatively limited, or to attempt to place New Brunswick in a position unwarranted by nature. The sections in which wheat has been cultivated by our farmers are small in extent, but it is satisfactory to know that it can be grown with great success. At the same time, it would be unjust to attempt to raise expectations which may fail to be realized. Professor Johnston tells us that he does not “dwell on the very favourable,” in this respect, and excuses himself from any imputation of over-estimating New Brunswick, as a grain-growing country, by saying:—“Before quitting this topic, however, I may be

excused for observing, that I do not personally vouch for the accuracy of the New Brunswick returns," as his information was obtained from private sources, and not from public documents.

There are few countries in the world famed for producing all that is required for the sustenance of its inhabitants, although some are more highly favoured than others. On this continent the soil and climate are greatly diversified, and while some portions will only produce wheat, as a sure and sufficient crop to remunerate the agriculturalist, others will bring forth other kinds of produce in abundance, more required for the support, health and comfort of man and beast. So far as Professor Johnston's observations extend, relative to the raising of root crops in New Brunswick, he has no doubt approximated very nearly to the truth. It is admirably adapted for the raising of these esculents, and experience has shown that they can be produced in great abundance. Potatoes, turnips, carrots, beets, parsnips, and various other kinds of vegetables, reach perfection in every part of the Province, and the hay crop has never been known to fail generally. New Brunswick is, therefore, well adapted for raising stock, and must, in the course of time, become one of the finest countries in the world for sustaining animal life.

A country rich in natural resources, offering inducements for speculation in various branches of business, while possessing a very limited population, is not calculated to have its agricultural capabilities very speedily developed. Mankind, in general, look more especially to the realization of present hopes, than in trusting to future advantages. Whatever occupation appears for the moment to bring in the largest amount of money, is therefore the more readily entered upon, no matter what risks may attend it. As the forests of New Brunswick afford an unlimited supply of the finest timber for ship-building purposes, and for transportation to distant markets, in various forms of manufacture or preparation, this business has been largely entered upon, to the exclusion of agriculture. The cultivation of the soil has, therefore, occupied only a secondary consideration in former years.

When we reflect upon the imperfect system of agriculture which has been pursued in New Brunswick, and the

little care or attention bestowed upon the raising of live stock, or in preparing the soil for the reception of seed, and witness the results which have been produced, no intending emigrant need hesitate a moment in his selection of a future home for himself and his family. If the soil and climate were not well adapted for producing the necessities of life, the large yield of various descriptions before referred to, would never have been realized. Distracted as the attention of settlers has been with a speedy realization of wealth presented by lumbering operations, the hardiest of our population have forsaken the ease and immunity from labour which they might enjoy on their farms during the most inclement season of the year, and leaving the quiet of home, have spent the winter campaigning in the forests, felling the trees, and conveying them to market; while in the spring when they should be preparing to plough and sow, they are engaged in stream driving, to the neglect of farming operations. It is impossible for any settler to combine two interests so widely different as farming and lumbering. If he applies his mind to one of these pursuits, it must be to the detriment of the other. As the lumber business is precarious in its nature, depending upon the state of the markets in the United Kingdom, some seasons abundantly remunerate the toil of the lumberman, and thus encouraged, he obtains larger supplies, and prepares for more extensive operations in the lumber woods; but one unsuccessful season, arising either from a depression of wood goods, or from his inability to get his timber and logs to market, on account of the lowness of the freshet on the breaking up of winter, will not only seriously embarrass him, but may even sweep away the reward of all his toil. It will thus be seen that the lumber business is uncertain in its nature, and, therefore, should not be largely entered upon by the practical farmer. Not so, however, with agriculture. There is not to be found a single instance in the whole Province, where an immigrant to our shores, who has directed his attention to the cultivation of the soil, and has exercised prudence and diligence, has not only become independent, but affluent in his circumstances. The first year in this country is the most toilsome and forbidding, as the settler has many obstacles to encounter in his new home; but after he erects his habitation, clears a few acres,

observes the fruitfulness of the land, the healthy nature of the climate, and sees his children growing up around him, possessed with the greatest of all earthly blessings mentioned by Horace, "a sound mind in a healthy body," he feels rewarded for all his exertions and privations. This is the sentiment of thousands of immigrants from England, Ireland, and Scotland, at the present moment. The richness of the soil, the high prices obtained for all descriptions of agricultural produce, and the very small amount of direct taxes, combined with the great security of life and property, all conspire to render a residence in New Brunswick for the working man desirable, almost beyond that of any other portion of the British dominions. No fevers, or other malignant diseases, are indigenous to the Province, which are so fatal to settlers in some of the more western regions of this continent; but nature seems to have marked this as a climate for attaining a high state of both mental and bodily activity.

Latterly more care and attention have been bestowed upon the cultivation of the soil, which may be mainly attributed to the influx of immigrants, skilled in husbandry, from the Parent Country; and through the instrumentality of the Agricultural Societies, established in the various Counties, the best descriptions of implements have been introduced, so that nothing but labour is wanting to make this Province, in a great degree, self-sustaining. But it will require time to accomplish so desirable an object, as may be gathered from the fact, that in 1858, no less than 226,649 barrels of wheat flour were imported, the value of which was £214,842, sterling; besides 21,518 barrels of corn meal, valued at £16,658, sterling; 67,152 bushels of wheat, valued at £17,173, sterling; 303,205 lbs. of butter and cheese, valued at £10,492, sterling, and lesser quantities of other farming produce. The value of the various kinds of animals imported in the same year amounted to over £20,000, sterling; and of cured meats, to £32,000, sterling.

It will thus be seen, that great improvements are yet required to make New Brunswick independent of other countries for its supplies of agricultural products. In order to accomplish this much desired object, we must have an increase of population; and this brings us to the second

topic under consideration, namely—" *The best means of promoting Immigration.*"

Hitherto little attention has been directed to a systematic colonisation of the Province. Various regulations have been made from time to time for the purpose of facilitating the settlement of Crown Lands, but most of them have been open to great objections, as causing delay, unnecessary expense, and even disappointment to the intending settler. The plan in vogue for many years past, is to have periodical sales in each County, the land being put up in lots of about 100 acres each. The upset price is not less than 3s. currency, or 2s. 5d. sterling, per acre; to which is to be added the cost of survey, 2½d. sterling, per acre.

On the arrival of the immigrant, he has to select his land, which is no easy matter in a strange country, and make application to the Crown Land Office, when it is advertised for sale. If he should meet with no competitors, it is knocked down to him at the upset price. Should he be able to pay the purchase money at the time, he receives a discount of 20 per cent., which makes the cost of the 100 acres £12 currency; but if not so fortunately situated, the discount is not allowed. He is, however, required to pay 25 per cent. at the time of purchase, and the remainder in three annual instalments. Another mode of disposing of Crown Lands is, by allowing the settler to pay a certain amount yearly, to be expended on the roads leading to or past his land, or by performing the labour himself. This is termed the Labour System, and under it he does not receive his deed unless he is residing on the land, and has brought not less than five acres into a state of cultivation within five years after he is allowed to take possession.

It will thus be seen that when the intending settler has selected a spot, after considerable delay and cost, he may be outbid by speculators, who have no idea of settlement, and all his hopes and expectations are frustrated. Although the lots are usually sold in no larger quantity than 100 acres each, yet parties may, and frequently do, apply under fictitious signatures, and after being sold, they are allowed grants in their proper name. This is a vicious policy, and has led to speculation in wilderness lands to a great extent. It is true, that the settler applying under the Labour Act, is not subject to competition, but he is not permitted to

dispose of any timber or logs until he has complied with the terms of sale.

In a new country, the land first chosen is the most convenient to the harbours, and along the banks of rivers, creeks, and water courses, as such situations afford the most speedy and the cheapest means of reaching a market. This Province being famed for its water communication, the land adjacent has been the first selected, and most frequently with the view of obtaining as large water fronts as possible. Consequently the lots have been laid out without any regard to regularity. Another evil which has too long been permitted to exist, is the imperfect mode adopted in surveying wild lands. The usual practice is by the compass, which must necessarily be defective, not only on account of the variation of the magnetic needle, which points differently at different places, but is also known to vary no less than four degrees in a decade. It is likewise liable to be affected by local causes, which no skill can counteract. The objections now alluded to, are not new; they have frequently been mentioned by the more intelligent of our Land Surveyors. In 1844, Alexander Monro, Esq., in a "Treatise on Theoretical and Practical Land Surveying," pointed out the impossibility of making correct surveys by the circumferenter, the instrument now in general use, or by any other which is governed by the magnet. The only instrument to be relied upon for accuracy is the Theodolite, which is much more expensive, and would consequently incur greater cost in making surveys. It is said that its adoption would at least double the expense, but there can be no doubt that it would eventually save an immeasurably greater amount to owners of land, to say nothing of the prevention of ill-feeling and heart-burnings between neighbours arising from lengthy and costly law suits. In Canada, the evils here referred to existed to a great extent until the introduction of the Theodolite.

Professor Johnston estimated the total area of the Province at 18,000,000 acres, of which nearly seven millions have already been sold by the Government, leaving upwards of 11,000,000 to be disposed of—the larger portion of which is susceptible of cultivation. In 1851, as we before stated, the quantity of land cleared and under culture throughout the whole Province, was estimated at 643,954 acres only,

and it may at the present time be set down as considerably less than 700,000 acres. It will thus be seen that a very small proportion of the land alienated from the Crown is being improved. This may be accounted for on the ground that many of the principal purchases have been made on speculation, and as in some of the Counties there is no tax on land thus held, and in others the amount levied is very trivial, persons thus purchasing are encouraged to retain possession, with the hope of realizing large amounts on the sums originally invested. Since the commencement of railway operations an impetus has been given to such speculations, especially in the lands contiguous to the line from St. John to Shediac—a remedy for which we shall suggest hereafter.

Notwithstanding the errors of the past, it is not too late to set vigorously about rectifying them, especially as regards the settlement of the country, by directing a healthy stream of immigration to its shores. In order to accomplish this object, united action is necessary. Powerful political antagonisms may have rendered legislation on the various schemes proposed from time to time difficult of success, and hence perhaps the departure of so many immigrants to other lands.

In the united Province of Canada, two plans were recently adopted for encouraging colonization. That in Canada East was to make a number of roads through certain districts of wild land, and sell the lands fronting thereon upon very easy terms of credit. In Canada West, several lines of long roads have been made, and free grants offered on certain conditions, but the free grant system has been disapproved of, and was abolished in 1859.

The making of long roads through forest lands is not only an expensive undertaking, but large grants are required to keep them in repair, while they militate against a principle which should always be kept in view—regularity and density in settlements. The plan to pursue, as offering the greatest facilities to settlers, would be to have tracts of good land surveyed, laid off in blocks, and passable roads made thereto. Thus persons desirous of obtaining lots would have ready access to them, and this plan would encourage settlement in a regular and continuous manner. We consider that this should be a matter of much concern to our legislators. Al-

though it must occasion some additional expense at the outset, it would in a few years be in reality a saving, as the advantages of such a policy must be apparent to all conversant with the state of the country.

In order then to create a healthy stream of immigration to our shores, it is necessary first of all for the Province to appropriate a certain sum annually, in laying out roads to the blocks already surveyed and marked out for actual settlement, or which may hereafter be surveyed. Secondly, that a price be put upon the lots, and the settler permitted to take possession at once, upon complying with the terms of sale, without competition or delay. All wild lands are set up at a uniform price of 3s. currency per acre. No distinction is made as to locality, quality, or any other consideration. Thus some lots would be cheap at £1 or even £5 per acre, in their primitive state, while others might be dear at 3s. per acre. In Canada the prices of land for settlement vary from 1s. to 7s. 6d. per acre, being much lower than those of other wild lands in their respective neighbourhoods, *when not taken by actual settlers*. The same system might be adopted with advantage in New Brunswick. After the lots are surveyed and marked out, and roads made to them, they could then be valued, and a price put upon each lot, which should be disposed of, on application, as speedily as any other commodity. Having performed this part of their duty, the Government should then adopt such means as they deem most prudent for conveying information to intending emigrants in the Parent Country. The situation of the Province—the nature of the soil and climate—the certainty of numerous families from the same neighbourhood being able to settle together—the geological features of the country, as far as have been ascertained—the best mode of clearing wild lands—the cheapest and most direct way of reaching New Brunswick—together with advice respecting the class of intending emigrants most required in the Province—would no doubt prove of much benefit, and tend greatly to its permanent advancement. At the same time, care should be taken not to flatter the country too highly, and thus convey false impressions abroad. It has been frequently the case that what are called *Guides for Emigrants*, are likely to lead the emigrant to imagine that on leaving home, he is to reach an El Dorado, where

little labor or exertion will be required on his part. This has very often been the practice in new countries, and has caused a corresponding amount of disappointment. Land Agencies are very liable to adopt this course, by painting everything with a *couleur-du-rose*. A truthful picture of the country should be placed before the intending settler, and he would then be made acquainted, as far as possible, with its advantages and disadvantages.

If the policy thus briefly sketched should be adopted in the settlement of wild lands, the immigrant to New Brunswick would find that the former will immeasurably out-balance the latter, and thus be placed in a position to direct his course without risk or uncertainty. At the same time, it should be fairly stated that only the industrious settler—the man willing to “earn his bread by the sweat of his brow”—will succeed in New Brunswick—and even then he must be informed as to the description of labour he will first have to perform. As most settlers from the Old Country are not acquainted with the use of the axe, the clearing of a single acre of wild land would be a difficult task—while one used to the country could perform the work in from two to four weeks, according to the growth of the timber, which depends upon the quality of the soil. It has therefore been considered unwise for the newly-arrived immigrant, with little or no means, to venture on settling upon wild lands. If industrious, he will find employment in various ways until he becomes familiar with the country, and will thus be placed in a position to work with advantage. The Minister of Agriculture for Canada East, in his Report in 1858, remarks, that “Experience now teaches
“that newly arrived emigrants, unaccustomed to the use of
“the axe, and alike ignorant of the effects of our climate,
“and the rotation of crops, have little chance of immediate
“success in settling upon wild lands, unless possessed of sufficient capital to enable them to employ labourers, or pay
“during the first year or so for the experience which others
“can furnish.”

The same observations may apply to New Brunswick; but as our climate is not so rigorous as that of Canada East, and the soil in general is better adapted for cultivation, the settler in this Province will not be compelled to undergo the same amount of hardship. The immigrant, however, who

possesses some money need not hesitate to take up his residence at once upon wild lands, as he can always employ the skilled labour of the country to clear his first acres. Assuming that an immigrant arrives with the sum of £100, he can not only purchase land, but employ persons to erect a comfortable house, barn, &c., and also provide himself with seed for at least ten acres, provisions for the first season, agricultural implements, a cow, a pair of steers, &c. The moment the trees are cut down and the branches burnt, the land is fit for cultivation. No manure is required for a number of years, as all kinds of grain and vegetables grow most luxuriantly. The settler in this Province, after having once made a clearing, need not be at any loss as to the descriptions of seed to sow, advice will always be at hand respecting the best mode of proceeding, and the various Agricultural Societies will convey to him every information. We therefore deem it unnecessary to dwell longer on this head.

It will thus be seen that the capabilities of New Brunswick are great, requiring only the hand of industry to turn them to good account, and this leads us to the third and last portion of our subject—“*The Developing of the Resources of the Province.*”

That “population is wealth” is a generally received axiom, which admits of no dispute. The finest soil will forever remain unproductive unless cultivated, and this necessarily presupposes industry. Man was never intended to be idle, not even in his primeval state. The progenitors of our race, in the happiness of their first estate, were commanded to “Be fruitful, and multiply, and replenish the earth, and subdue it”: and dominion was given over everything animate and inanimate. This command was not revoked even after the first act of disobedience, which “Brought death into the world, and all our woe, with loss of Eden”; but has remained in full force to the present time, and will ever continue to be a law of our nature. It therefore follows that not only individual efforts, but sound legislation should be directed towards giving an impetus to those branches of business which promise the best and safest returns. As the agricultural resources of the Province are universally acknowledged to be good—its forest limited only by its boundaries, affording the basis of an extensive trade in

shipbuilding and lumbering—its harbours numerous and safe, and its water-courses abundant, furnishing ample facilities for manufacturing establishments—while its mineral resources (which are as yet very imperfectly known) cannot be justly estimated; but as far as they have been developed, the projectors have in general met with a rich reward for their industry and enterprise. Limestone, coal, copper, iron, gypsum, and other valuable deposits are known to exist in various sections, and in two of the Eastern Counties (Albert and Westmorland) mines of extraordinary richness are being worked. Building stone is also to be found in abundance, and some of our finest public and private edifices have been constructed of the various descriptions quarried in the Province. Mining leases are granted on easy terms, and recently some praiseworthy enterprises have been projected; but as they are of an individual or private nature, and depend upon the judgment of the parties themselves, without any correct geological information at hand to guide them, it would be almost incredible if in some instances they should not be disappointed in their expectations, owing to the little knowledge they possess of geology. In Canada, Sir William Logan has been employed for several years past, at the expense of the Government, in making accurate geological surveys of the whole country; and if the same course should be pursued in New Brunswick, there can be no doubt that it would be attended with the best results, as the information thus obtained would not only facilitate persons desirous of engaging in mining operations, and contribute to their success, but at the same time add to the wealth of the Province. If the mines already being worked in Albert and Westmorland, and those now about to be opened, should prove as extensive as is anticipated, in a very few years the exports from these two Counties alone, will amount in value annually to the whole sum now sent abroad for breadstuffs. The quantity of Albertite (from which Paraffine Oil is manufactured), taken from the Company's Pit at Hillsboro' in 1859, amounted to 15,000 tons. It is worth, on the wharf, \$15 per ton, which would make the total value raised, amount to \$225,000, or £56,250. The dividend declared to the stockholders for the past year, was 110 per cent. on the paid up capital stock. As the shares in this valuable mine are principally held by

capitalists in the United States, the profits are not retained in the Province. Now, if we had a scientific man to examine and report upon the geological features of the country, there can be no doubt that much good would result from his labours—our mineral wealth would become better known, and our people placed in a position to reap the benefits which naturally belong to them.

As Railways are a necessity of the age, and no country will long remain satisfied without them, New Brunswick is not likely to be behind in these important undertakings. In fact, she cannot be, even if it were her desire. Her geographical position forbids it. Canada is stretching her Grand Trunk Line, upon which she has expended several millions of money, towards the New Brunswick frontier, with the determination of having speedy communication with the Atlantic, over British territory, at all seasons of the year. Consequently she must connect with one of the two lines of Railway now being constructed in this Province, viz., the line from St. Andrews towards Woodstock, or the one from St. John to Shediac. Her people are also looking forward to its extension across this Continent to the shores of the Pacific ocean, and no doubt the day is not far distant when the Imperial Government, from reasons of sound State policy, will be induced to further the undertaking.

As New Brunswick is within ten days' sail by steamer of the Parent Country, the emigrant has not to undergo a wearisome voyage to reach his destination; and when he is correctly informed as to the soil and climate, he will readily perceive the advantages presented for enjoying in his new home both health and comfort. Although the winters may be much colder than those to which he has been habituated, yet they are more bracing. When his work for the summer and fall is over, and his stores gathered into barns and cellars, the snow descends and robes the earth with a mantle of spotless white, protecting the grass and other roots from the effects of the frost. He is then enabled to travel in every direction with great facility through fields and across the frozen lakes and rivers, thus being placed in a position to reach the best markets with safety and celerity. Snow is here considered the poor man's manure, and it is remarkable with what rapidity the tender blades spring forth

on its disappearance. Vegetation is therefore much more rapid in this country than in England. Another advantage presented to the settler in New Brunswick from the British Isles, is, that he comes among a people who are characterized for their frank and genial feelings. He is not going among a race alien to those principles in which he has been nurtured, but to a country where the inhabitants possess a lively regard for the land of their forefathers, and where he may enjoy every social, political and religious privilege.

It remains, however, for the Government and Legislature to do their duty, by enacting the best local regulations for settlement, as then there could be no obstacles, however remote, in the way of intending settlers. Improved regulations for the settlement of wild lands are very generally deemed necessary, as well as a stop being put to speculations in them. In order to effect the latter, a tax should be placed upon land which the holders suffer to remain unimproved. Every man holding more than one hundred acres, who neither settles nor cultivates the land, should be taxed. Thus the industrious settler who improves his own land, and consequently increases the value of that of the wealthy speculator in his neighbourhood or district, would not be compelled to bear all the local burdens, although it is true that, comparatively speaking, they are light. This is a matter deserving of serious consideration, and the adoption of the plan here proposed, would not only check excessive speculation in wild lands, but also lighten the taxes of the thrifty settler, by helping to provide him with better roads and schools.

It is not merely necessary for the people of this Province to be told that they live in a land teeming with all the elements of wealth and greatness;—they must be made known abroad, in order to be understood and appreciated; and if sufficient pains were taken to disseminate correct information throughout the Parent Country respecting New Brunswick, there can be no doubt that the patriotic object which the President and Directors of the Saint John Mechanics' Institute had in view in proposing the present theme for competition, would be most fully realized.

THE President and Directors of the MECHANICS' INSTITUTE have to express their regret for the death of the author of the foregoing Essay, which occurred shortly after the arrangements for its publication had been completed.

As the Editor for many years of the *New Brunswicker*, newspaper, Mr. TILL had displayed much ability; and, by his generous disposition and upright character, had deserved and won the regard of all who knew him.

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